



**ZONING COMMITTEE**  
**REGULAR COMMITTEE MEETING**  
**~Minutes~**

Atlanta City Hall  
55 Trinity Ave.  
Atlanta, GA 30303  
<http://www.atlantaga.gov/>

**CITY OF ATLANTA**

**Chairperson**  
The Honorable Yolanda Adrean

Theodis Pace  
(404) 330-6314  
[tpace@atlantaga.gov](mailto:tpace@atlantaga.gov)

**Wednesday, January 14, 2015**

**9:30 AM**

**Committee Room 2**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, January 14, 2015**, at **9:39 AM**, in **Committee Room 2**. The following members were present:

**B. INTRODUCTION OF MEMBERS**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Yolanda Adrean	Chair	Present	9:37 AM
Carla Smith	Vice Chair	Present	9:37 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:37 AM
Kwanza Hall	Councilmember, District 2	Present	9:50 AM
Mary Norwood	Councilmember, Post 2 At-Large	Present	9:37 AM
Howard Shook	Councilmember, District 7	Present	9:37 AM
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:51 AM

**Others in Attendance:**

Zoning Administrator Charletta Wilson Jacks, Planning Department; Attorney's Jeffery Haymore and Lem Ward, Law Department; members of the public and Council staff

**C. ADOPTION OF AGENDA**

**ADOPTED AS AMENDED BY ADDING TWO PIECES OF LEGISLATION AS WALK-IN'S**

**D. APPROVAL OF MINUTES**

**APPROVED**

**E. ELECTION OF VICE CHAIR**

Councilmember Smith was elected as Vice Chair with a unanimous vote upon nomination by Councilmember Shook

**F. ORDINANCES FOR SECOND READING**

14-O-1528 (1) - U-14-28- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-06A.005 (1)(K) FOR A PRIVATE PARK, PROPERTY LOCATED AT 533, 539 LINDSAY STREET, N.W. AND 530, 534, 544 AND 548 OLIVER STREET, N.W., FRONTING APPROXIMATELY 100 FEET ON THE EAST SIDE OF LINDSAY STREET AND APPROXIMATELY 243 FEET ON THE WEST SIDE OF OLIVER STREET. DEPTH: VARIES. AREA: 048 ACRES. LAND LOT 111, 14TH

DISTRICT FULTON COUNTY, GEORGIA OWNER: THE CONSERVATION  
 FUND APPLICANT: MATTHEW WILDE NPU L COUNCIL  
 DISTRICT 3

Application File Date	10-7-14
Zoning Number	U-14-28
NPU / CD	L/3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT: FAVORABLE [UNANIMOUS]**  
**AYES:** Adrean, Smith, Bottoms, Norwood, Shook  
**ABSENT:** Hall, Young Jr.

- 14-O-1504 (2) - Z-14-60- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE SPI 9 (SPECIAL PUBLIC INTEREST DISTRICT -SUBAREA 3) TO THE SPI 9 (SPECIAL PUBLIC INTEREST DISTRICT -SUBAREA 3) FOR A CHANGE OF CONDITIONS. PROPERTY LOCATED AT 514, 516, 520 AND 526 EAST PACES FERRY ROAD, N.E. AND 3081 AND 3075 MAPLE DRIVE, N.E. PROPERTY FRONTS APPROXIMATELY 262 FEET ON THE EAST SIDE OF MAPLE DRIVE AT THE NORTHEAST CORNER OF EAST PACES FERRY ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 1.92 ACRES. LAND LOT 61, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHARLIE LOUDERMILK, AND STEVEN ST. PAUL  
 APPLICANT: GABLES RESIDENTIAL NPU B  
 COUNCIL DISTRICT 7

Application File Date	9-9-14
Zoning Number	Z-14-60
NPU / CD	B/7
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT: FAVORABLE [UNANIMOUS]**  
**AYES:** Adrean, Smith, Bottoms, Norwood, Shook  
**ABSENT:** Hall, Young Jr.

- 14-O-1516 (3) - Z-14-73- AN ORDINANCE BY COUNCILMEMBER CLETA WINSLOW TO AMEND SEC. 16-18R.005(1)(A) OF THE CITY OF ATLANTA CODE OF ORDINANCES, SO AS TO ALLOW FOR SERVICE STATIONS IN SPECIAL PUBLIC INTEREST DISTRICT-18, SUBAREA 1; AND FOR OTHER PURPOSES

Application File Date	
Zoning Number	Z-14-73
NPU / CD	V-4
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT: FAVORABLE [UNANIMOUS]**

**AYES:** Adrean, Smith, Bottoms, Norwood, Shook

**ABSENT:** Hall, Young Jr.

- 14-O-1527 (4) - U-14-27- AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-04.005 (1)(L) FOR A PRIVATE SCHOOL, PROPERTY LOCATED AT 4300 NORTHSIDE DRIVE, N.W. FRONTING APPROXIMATELY 750 FEET ON THE EAST SIDE OF NORTHSIDE DRIVE AND AT THE NORTHWEST CORNER OF NORTHSIDE DRIVE AND WEST CONWAY DRIVE. DEPTH: VARIES. AREA: 13.17 ACRES. LAND LOT 161, 17TH DISTRICT FULTON COUNTY, GEORGIA OWNER: NORTHWEST PRESBYTERIAN CHURCH APPLICANT: AMY O'DELL NPU A COUNCIL DISTRICT 8

Application File Date	10-7-2014
Zoning Number	U-14-27
NPU / CD	A/8
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS]**

**AYES:** Adrean, Smith, Bottoms, Norwood, Shook

**ABSENT:** Hall, Young Jr.

- 14-O-1530 (5) - U-14-30- AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-05.005 (1) (C) FOR A CHURCHES, SYNAGOGUES, TEMPLES, MOSQUES, AND OTHER RELIGIOUS WORSHIP FACILITIES, PROPERTY LOCATED AT 600 PEACHTREE BATTLE AVENUE, N.W., FRONTING APPROXIMATELY 705 FEET ON THE SOUTH SIDE OF PEACHTREE BATTLE AVENUE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PEACHTREE BATTLE AVENUE AND NORTHSIDE DRIVE DEPTH: APPROXIMATELY 810 FEET. AREA: 12.089 ACRES. LAND LOT 155, 17TH DISTRICT FULTON COUNTY, GEORGIA OWNER: AHAVATH ACHIM CONGREGATION, INC. APPLICANT: AHAVATH ACHIM CONGREGATION, INC NPU C COUNCIL DISTRICT 9

Application File Date	10-7-14
Zoning Number	U-14-30
NPU / CD	C/9
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

**RESULT:** FAVORABLE/AMENDED [UNANIMOUS]

**AYES:** Adrean, Smith, Bottoms, Norwood, Shook

**ABSENT:** Hall, Young Jr.

- 14-O-1499 (6) - Z-14-55- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1 (COMMUNITY BUSINESS), I-1 (LIGHT INDUSTRIAL) AND RLC-C (RESIDENTIAL LIMITED COMMERCIAL-CONDITIONAL) DISTRICTS TO THE MRC-1 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT FOR PROPERTY LOCATED AT 1529 PIEDMONT AVENUE, N.E. AND 1518 MONROE DRIVE, N.E., FRONTING APPROXIMATELY 222 FEET ON THE SOUTHWESTERLY SIDE OF MONROE DRIVE AND APPROXIMATELY 134 FEET ON THE SOUTHEASTERLY SIDE OF PIEDMONT AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 2.74 ACRES. LAND LOT 56, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THOMAS I. PUETT AND JEANIE FELDMAN APPLICANT: ANNE E. PUETT NPU F COUNCIL DISTRICT 6

Application File Date	9-5-14
Zoning Number	Z-14-55
NPU / CD	F/6
Staff Recommendation	Approval Conditional

NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS]**  
**AYES:** Adrean, Smith, Bottoms, Norwood, Shook  
**ABSENT:** Hall, Young Jr.

- 14-O-1533 (7) - Z-14-64- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE RLC (RESIDENTIAL LIMITED COMMERCIAL) DISTRICT, PROPERTY LOCATED 605 DARLINGTON ROAD, N.E. (AKA 2811 PIEDMONT ROAD, N.E.), APPROXIMATELY 70 FEET ON THE SOUTH SIDE OF DARLINGTON ROAD AND APPROXIMATELY 129 FEET ON THE EASTERLY SIDE OF PIEDMONT ROAD AT THE INTERSECTION OF DARLINGTON ROAD AND PIEDMONT ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 0.34 ACRES. LAND LOT 47, 17TH FULTON COUNTY, GEORGIA. OWNER: LESLEY C. FOSTER APPLICANT: SHEA E. ROBERTS. NPU B COUNCIL DISTRICT 7

Application File Date	10-6-14
Zoning Number	Z-14-64
NPU / CD	B/7
Staff Recommendation	Denial
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

**RESULT: ADVERSED [UNANIMOUS]**  
**AYES:** Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

- 14-O-1534 (8) - Z-14-65- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PDMU/BELTLINE OVERLAY DISTRICT (PLANNED DEVELOPMENT-MIXED USE L/BELTLINE OVERLAY)/LBS DISTRICT TO THE MRC-3-C/BELTLINE OVERLAY DISTRICT (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL /BELTLINE OVERLAY)/LBS DISTRICT, PROPERTY LOCATED 670 DALLAS STREET AND 695 NORTH AVENUE, N.E., FRONTING APPROXIMATELY 243 FEET ON THE SOUTHEAST SIDE OF NORTH AVENUE AT THE SOUTHEAST CORNER OF NORTH ANGIER AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 3.3 ACRES. LAND LOT 18, 14TH FULTON COUNTY, GEORGIA. OWNERS: ATLANTA BELTLINE, INC/ATLANTA DEVELOPMENT AUTHORITY /PONCEY HIGHLAND INVESTORS I, LLC, APPLICANT: ATLANTA BELTLINE, INC. NPU M COUNCIL DISTRICT 2

Application File Date	10-7-14
Zoning Number	Z-14-65
NPU / CD	M/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS]**

**AYES:** Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

- 14-O-1345 (9) - Z-14-29- AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF ATLANTA BY CREATING A NEW SECTION IN PART 16 ZONING OF CHAPTER 28 "GENERAL AND SUPPLEMENTAL REGULATIONS" WHICH IS TO BE CODIFIED AS SEC. 16-28.029 "SELF SERVICE BICYCLE RENTAL FACILITIES"; AND FOR OTHER PURPOSES.

Application File Date	6-6-14
Zoning Number	Z-14-29
NPU / CD	Citywide
Staff Recommendation	Approval of Substitute Ordinance
NPU Recommendation	See NPU Worksheet attached
ZRB Recommendation	Approval of Substitute Ordinance

**(Held 1/14/15) (Held at the request of the Law Department)**

**RESULT: HELD IN COMMITTEE**

- 14-O-1346 (10) - U-14-15- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME (GROUP HOME) PURSUANT TO SECTION 16-06A.005 (1) (G) FOR PROPERTY LOCATED AT 1165 ARLINGTON AVENUE, S.W. FRONTING APPROXIMATELY 66 FEET ON THE NORTHEASTERLY SIDE OF ARLINGTON AVENUE AND APPROXIMATELY 25 FEET WEST OF THE SELWIN AVENUE. DEPTH VARIES. AREA: APPROXIMATELY .360 ACRE. LAND LOT 119, 14TH

DISTRICT, FULTON COUNTY, GEORGIA. OWNER: GEORGIA A DOE  
APPLICANT: PASCHAL U. IKE NPU S COUNCIL DISTRICT 4

Application File Date	6-3-14
Zoning Number	U-14-15
NPU / CD	S/4
Staff Recommendation	File
NPU Recommendation	Denial
ZRB Recommendation	File

**RESULT: FILED BY COMMITTEE [UNANIMOUS]**

**AYES:** Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

**G. PAPERS HELD IN COMMITTEE**

- 14-O-1348 (11) - U-14-13- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1) (G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Held 8/27/14)

**RESULT: HELD IN COMMITTEE**

- 14-O-1366 (12) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.

(Referred back by Council 9/15/14) (Substituted and held 9/24/14)

**RESULT: HELD IN COMMITTEE**

- 14-O-1368 (13) - Z-14-50- AN ORDINANCE BY COUNCILMEMBERS KEISHA LANCE BOTTOMS, C. T. MARTIN, AND ANDRE DICKENS TO AS SUBSTITUTED



BY ZONING COMMITTEE AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO AMEND SECTION 16-28A.OL0(36)(C) GOVERNING SIGNS WITHIN THE NC-6 CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-14-50
NPU / CD	R-1 and 11
Staff Recommendation	Approval of Substitute
NPU Recommendation	See Worksheet
ZRB Recommendation	Approval of Substitute

**(Referred back by Council 11/3/14) (Held 11/12/14)**

**RESULT: HELD IN COMMITTEE**

- 14-O-1473 (14) - AN ORDINANCE BY COUNCILMEMBERS KWANZA HALL AND CARLA SMITH AUTHORIZING THE INSTALLATION OF PUBLIC ART (AN UNTITLED MURAL) AT 483 EDGEWOOD AVENUE S.E., ATLANTA, GEORGIA 30312 AS PURSUANT TO CODE SECTION 16- 28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

**(Held 9/24/14)**

**RESULT: HELD IN COMMITTEE**

- 14-R-4377 (15) - A RESOLUTION BY COUNCILMEMBER ANDRE DICKENS AUTHORIZING THE CREATION OF THE ATLANTA BELTLINE DESIGN REVIEW COMMITTEE; AND FOR OTHER PURPOSES.

**(HELD 11/12/14)**

**RESULT: HELD IN COMMITTEE**

**H. LEGISLATION WALKED INTO COMMITTEE**

- 15-O-1027 (1) - AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE NO. 14-O-1562, ADOPTED BY THE CITY COUNCIL ON NOVEMBER 17, 2014 AND APPROVED AS PER CITY CHARTER SECTION 2-403 ON NOVEMBER 25, 2014, TO APPROVE A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY FOR PROPERTY LOCATED AT 650 PHIPPS BOULEVARD, N.E., AND FOR OTHER PURPOSES.

**TO BE REFERRED TO ZONING COMMITTEE**

- 15-O-1028 (2) - Z-14-02-C- AN ORDINANCE BY ZONING COMMITTEE CORRECTING ORDINANCE 14-O-1129 (Z-14-02) WHICH WAS ADOPTED AS AMENDED BY THE CITY COUNCIL ON OCTOBER 20, 2014 AND APPROVED AS PER THE CITY CHARTER 2-403 ON OCTOBER 29, 2014 WITHOUT SIGNATURE BY OPERATION OF LAW- TO REZONE THE PROPERTY LOCATED AT 1020 PIEDMONT AVENUE, N.E. FROM THE SPI 17 SUBAREA 3 (SPECIAL PUBLIC INTEREST) DISTRICT TO THE SPI 17 SUBAREA 2 (SPECIAL PUBLIC INTEREST) DISTRICT; SO THAT THE CORRECT ZONING ORDINANCE AND THE LEGISLATIVE INTENT IS FURTHER CLARIFIED REGARDING THE ZONING CATEGORY AND LEGAL DESCRIPTION; AND FOR OTHER PURPOSES.

Application File Date	1-14-15
Zoning Number	Z-14-02-C
NPU / CD	
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**TO BE REFERRED TO ZONING COMMITTEE**


**I. REMARKS FROM THE PUBLIC**

**J. ADJOURNMENT**

**K. REQUESTED ITEMS**

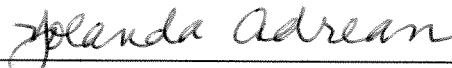
**There being no further business to come before the Zoning Committee the meeting was adjourned at 10:05 AM**

**Respectfully submitted:**

  
\_\_\_\_\_  
**Angela H. Campbell, Legislative Assistant**



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**Theo Pace, Research & Policy Analyst**



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**The Honorable Yolanda Adrean, Chair**